RE-RECORDED TO CORRECT LEGAL DESCRIPTION

WARRANTY DEED

PICK-UP

Davidson County DEEDWARR
Recvd: 12/05/02 15:56 2pgs
Fees:13.00 Taxes:14.80

20021205-0150292

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Joseph Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bicentennial Title & Escrow 1319 5th Avenue North Nashville, TN 37208, 1319 Fifth Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joseph Perry	Joseph Perry	092-05-0152
(NAME)	(NAME)	
3109 Albion Street	3109 Albion Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Guy Morrow, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Perry, unmarried, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots Nos. 2 [redacted] on the Plat of George I. Waddey's Subdivision of Block 16 and 26, Midway as of record in Plat Book 421, page 55, Register's Office for said County.

Said Lots Nos. 2 [redacted] fronts 50 feet [redacted] on the southerly side of Albion Street, formerly Eden Street, and runs back between parallel lines 140 feet to an alley in the rear.

Being the same property conveyed to Dr. Ralph Hines, by deed of record in Book 6337, page 370, Register's Office for said County, the said Dr. Ralph H. Hines having since died. The Will of Dr. Ralph H. Hines of record in Docket No. 99P-1680, Seventh Circuit for Davidson County Tennessee, Probate Division, devises the subject property to Guy Morrow.

unimproved ☒

This is improved ☐ property, known as 3109 Albion Street, Nashville, TN 37209

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15th day of November, 2002.

Guy Morrow
Guy Morrow

Davidson County DEEDWARR
Recvd: 03/30/04 12:04 2pgs
Fees:12.00 Taxes:0.00

20040330-0035534

RE-RECORD

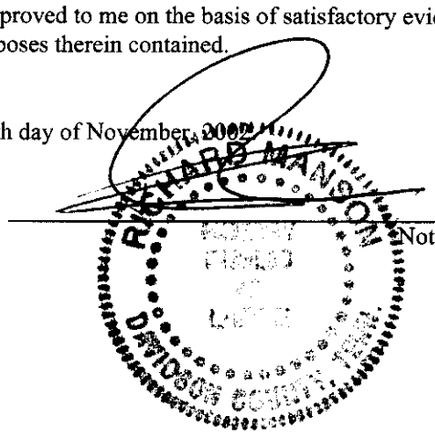
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Guy Morrow the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of November, 2002.

Commission expires:



Notary Public

My Commission Expires MAY 28, 2003